



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE August 19, 2005 LOCAL EFFECTIVE DATE September 2, 2005 APPROX FINAL EFFECTIVE DATE September 23, 2005	CONTACT/PHONE Martha Neder, AICP, Planner (805) 781-4576	APPLICANT Tony and Elizabeth Parsi	FILE NO. DRC2004-00258
SUBJECT Request by Tony and Elizabeth Parsi for a Minor Use/Coastal Development Permit to allow the demolition of an existing 600 square foot garage and construction of an approximately 720 square foot garage with a 600 square foot guesthouse above. The project will result in the disturbance of approximately 1,000 square feet of a 16,380 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 420 Chiswick Drive in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use/Coastal Development Permit DRC2004-00258 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on July 18, 2005 (ED05-029).			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Terrestrial Habitat, Sensitive Resource Area, Archaeologically Sensitive	ASSESSOR PARCEL NUMBER 013-351-043 & -044	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Setbacks, Height Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program, Sensitive Resource Area, Archaeologically Sensitive, and Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Single family residence and detached garage	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family <i>East:</i> Residential Single Family <i>South:</i> Residential Single Family <i>West:</i> Residential Single Family	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Cambria Fire Department, Cambria Community Services District, North Coast Advisory Council, and the California Coastal Commission	
TOPOGRAPHY: Nearly level to gently sloping	VEGETATION: Monterey Pines, Coast Live Oaks, Ornamental landscaping
PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire	ACCEPTANCE DATE: July 18, 2005

DISCUSSION

PLANNING AREA STANDARDS:

Required setbacks are 25 feet in the front, 5 feet on the sides, and 10 feet in the rear. Height limit is 28 feet, as measured from average natural grade. The proposed project conforms to these standards.

LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

CZLUO Section 23.08.032, Residential Accessory Uses, allows a 600 square-foot maximum guesthouse to be constructed within 50 feet of the principal residence. The proposed 600 square foot guesthouse located approximately 11 feet from the principal residence conforms to this standard.

The parcel is in an archeologically sensitive area. The proposed project is the demolition of a garage and construction of garage with guesthouse above in the same location as the existing garage. The new garage/guesthouse is to be sited exactly where the existing garage and shed now stand. Ground disturbance is minimal. Therefore, a preliminary site survey was not required.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies, the most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. A will serve letter from the Cambria Community Services District dated June 2, 2005 was submitted which shows impact fees for a guesthouse above an existing garage.

Coastal Watersheds:

Policy 7: Siting of new development: The proposed project is consistent with this policy because the new guesthouse will be located on an existing lot of record in the Residential Single Family category on a slope less than 20 percent.

Policy 8: Timing of new construction: The proposed project is consistent with this policy because if grading is to occur or left unfinished between October 15 through April 15 the project is required to have an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the guesthouse will not increase erosion or runoff.

Hazards:

Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion or geological instability.

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat and tree removal and site disturbance have been minimized. No trees are to be removed.

Policy 2: Permit Requirement: The proposed project is consistent with this policy because there will be no significant impact on sensitive habitats and proposed development will be consistent with the biological continuance of the habitat.

Policy 3: Habitat Restoration: The proposed project is consistent with this policy because no trees are to be removed.

Policy 27: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because not allowing an addition to a single family residence or residential accessory uses (principally permitted uses in the Residential Single Family land use category) could potentially constitute a taking under the 5th Amendment of the US Constitution. Therefore, allowing a single-family residence or residential accessory use to be developed on the property is considered to be a reasonable use of the land (pursuant to Section 30010 of the Coastal Act).

Policy 28: Protection of Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized.

Policy 33: Protection of Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: The location and design of the project avoid any tree removal.

Archeology:

Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas applies to the project. The parcel is in an archeologically sensitive area. The proposed project is

Planning Department Hearing
Minor Use Permit DRC2004-00258/Parsi
Page 4

the demolition of a garage and construction of garage with guesthouse above in the same location as the existing garage. The new garage/guesthouse is to be sited exactly where the existing garage and shed now stand. Ground disturbance is minimal. Therefore, a preliminary site survey was not required.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comment from NCAC

AGENCY REVIEW:

Public Works – No comment received at time of report preparation

Cambria Community Services District – Water and Sewer Availability letter dated June 2, 2005, impact fees paid June 9, 2005.

LEGAL LOT STATUS:

The lot was legally created by the recorded map of Tract 420 at a time when that was a legal method of creating lots.

Staff report prepared by Martha Neder and reviewed by Mike Wulkan

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 because it is a new accessory structure.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because guesthouse does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the guesthouse is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Chiswick Drive, a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Sensitive Resource Area

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because it will not significantly disrupt the habitat and tree removal and site disturbance have been minimized. No trees are to be removed.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because no trees are to be removed.
- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because no trees are to be removed.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat because no trees are to be removed.
- M. The project or use will not significantly disrupt the habitat, because it requires minimal site disturbance.

Archeological Sensitive Area

- N. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the project has minimal site disturbance.

EXHIBIT B - CONDITIONS OF APPROVAL

Authorized Use

1. This approval authorizes the demolition of an existing 600 square foot garage and construction of an approximately 720 square foot garage with a 600 square foot guesthouse above. The guesthouse shall be in conformance with CZLUO Section 23.08.032, Residential Accessory Uses.
2. All permits shall be consistent with the approved Site Plan, Floor Plans, and Elevations.

Conditions to be completed prior to issuance of a construction permit

Grading, Drainage, Sedimentation and Erosion Control

3. **Prior to issuance of construction permits**, if grading is to occur between October 15 to April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

Fire Safety

5. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Cambria Community Services District

6. **Prior to issuance of a building permit**, the applicant shall apply for a remodel of existing service and pay impact fees to the CCSD.

Landscape Plan

7. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

Miscellaneous

8. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions applicable throughout project construction

Building Height

9. The maximum height of the project is 28 feet from average natural grade.
 - A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

10. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
11. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
12. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
13. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
14. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Archaeology

15. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of

discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

- B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Cambria Community Services District

16. Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended.
17. The owners shall provide the District with a copy of county building permit issued for this project.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Fire Safety

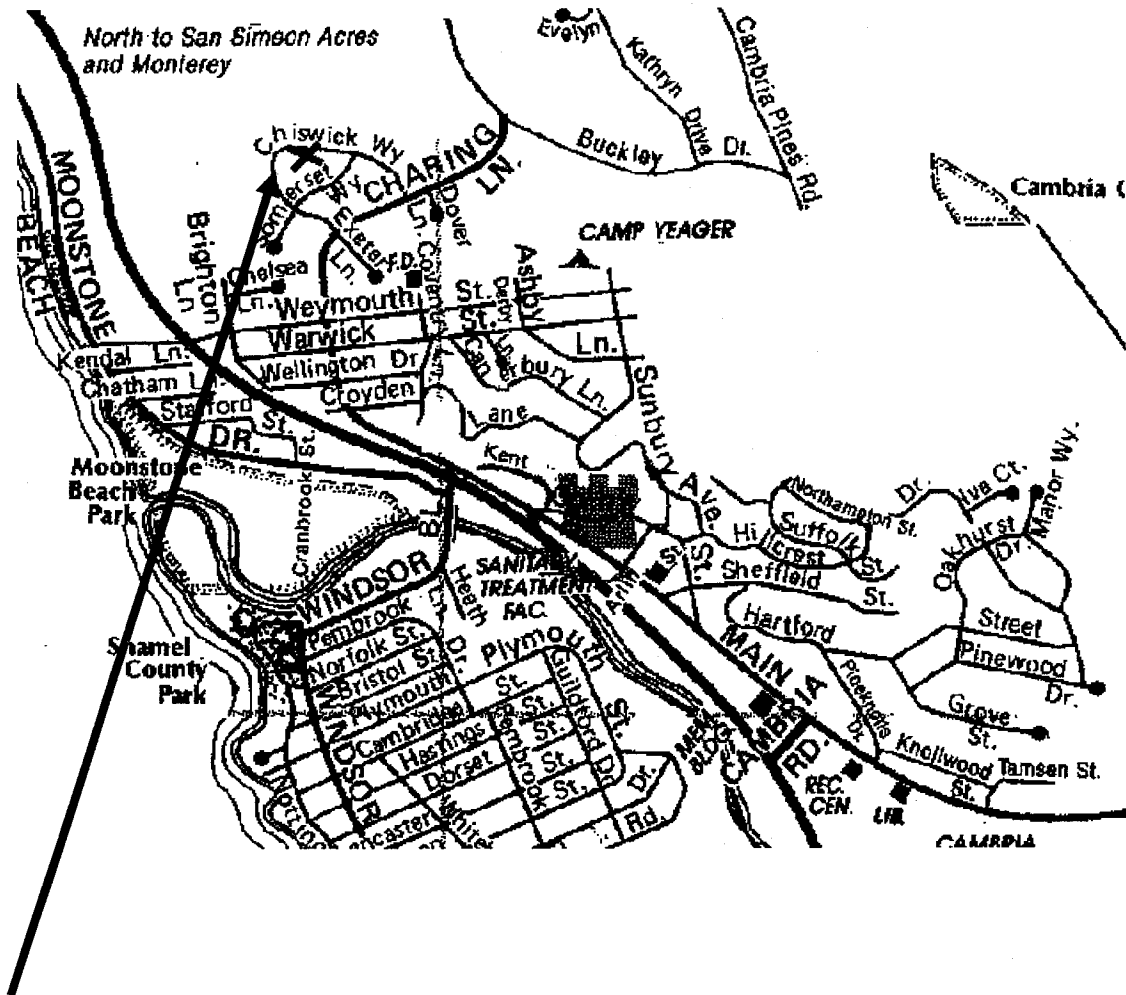
18. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Cambria Community Services District

19. Applicant shall submit for final plumbing inspection upon completion of the project.

Miscellaneous

20. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
21. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
22. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



SITE

PROJECT

Minor Use Permit
Parsi DRC 2004-00258



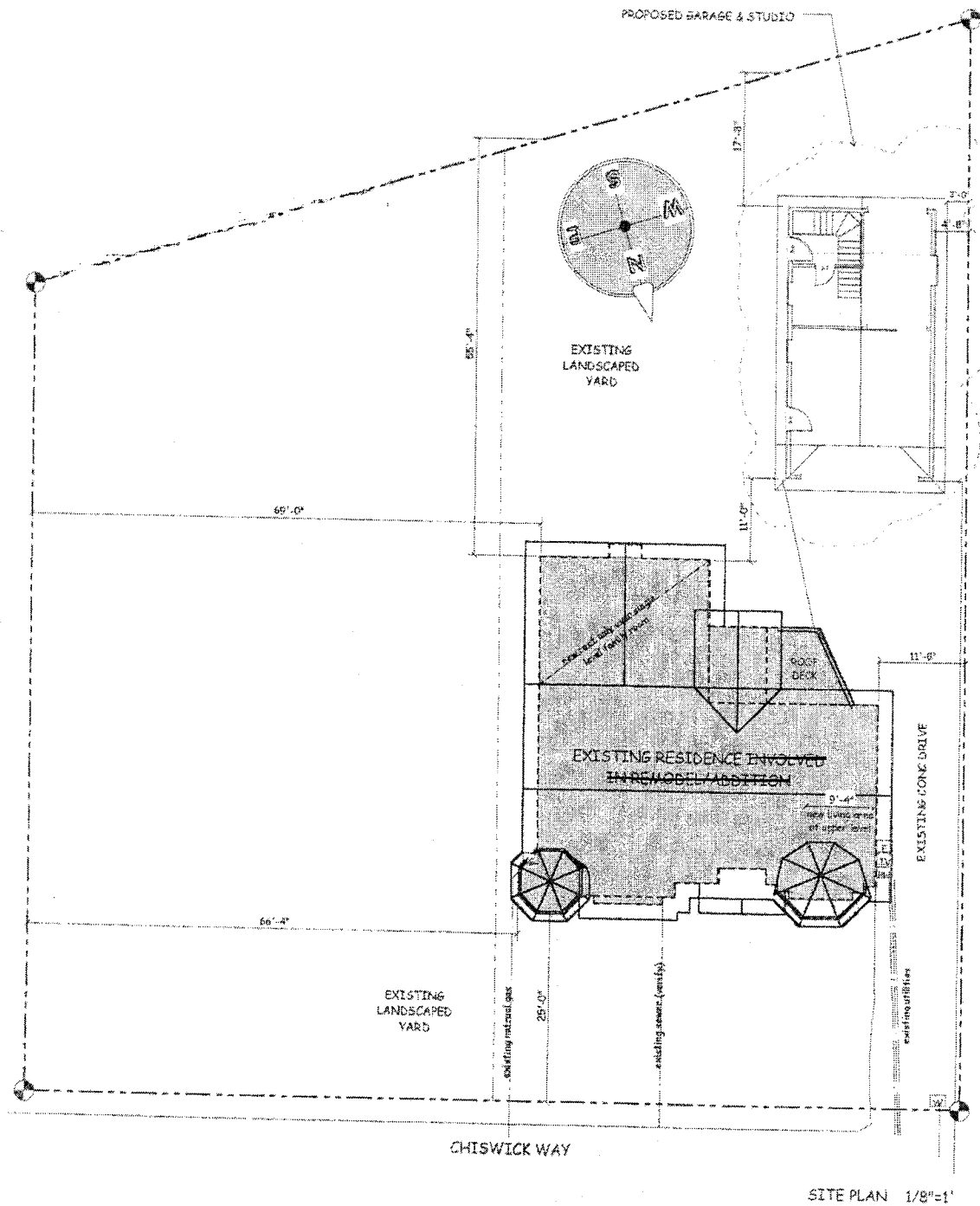
EXHIBIT

Vicinity Map

Minor Use Permit
Parsi DRC 2004-00258



Land Use Category Map



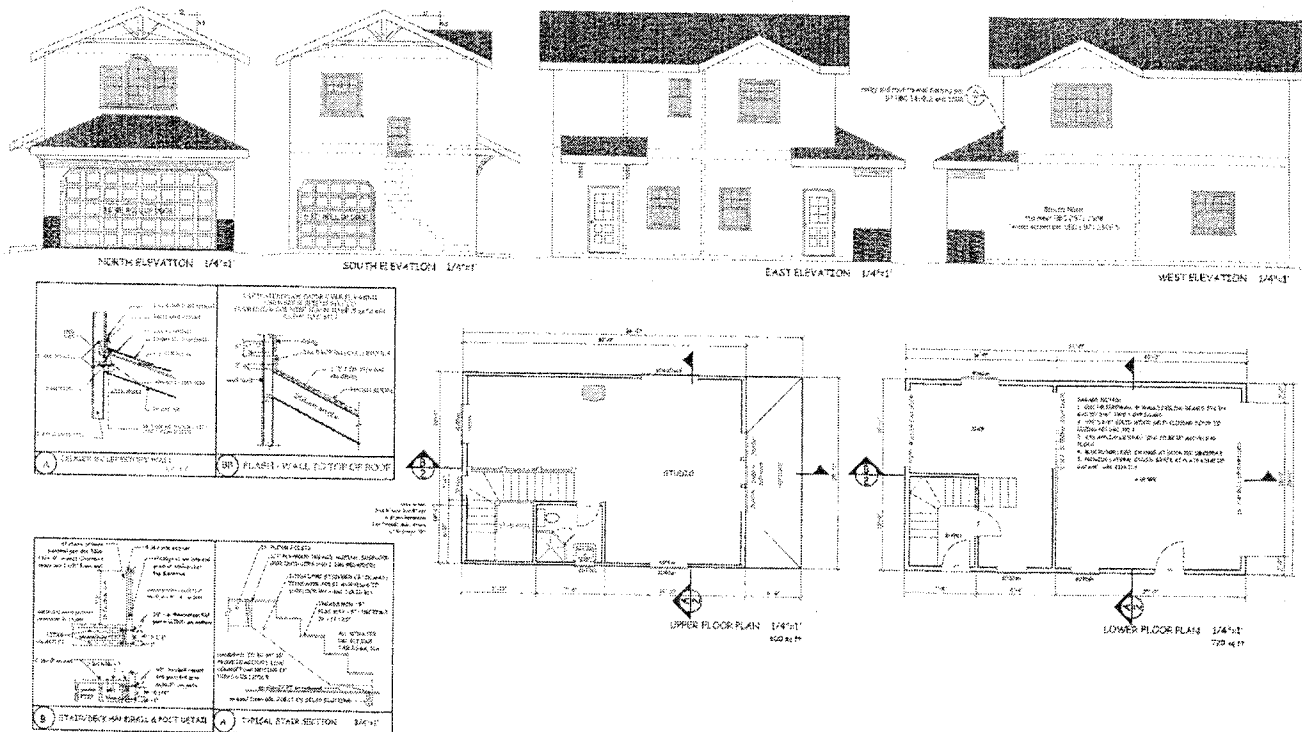
PROJECT

Minor Use Permit
Parsi DRC 2004-00258



EXHIBIT

Site Plan



PROJECT

Minor Use Permit
Parsi DRC 2004-00258



EXHIBIT

Floor Plan and Elevation



mcN
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JUN 14 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/13/05

FROM

PW

FROM
TD

Coastal Team

(Please direct response to the above)

Parsi

DRC 2004-00258

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

mup - addition/alt. to existing
garage. New garage w/ include 2nd story studio.
Located on 16,380 sq ft lot, off Chiswick Wy. in
Cambria. APN: 013-351-043 & 044.

Return this letter with your comments attached no later than:

6/28/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Recommend approval - no concerns

21 July 2005
Date

Goodman
Name

5252
Phone



CAMBRIA COMMUNITY SERVICES DISTRICT

1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • FAX (805) 927-5584

CONFIRMATION OF WATER & SEWER AVAILABILITY FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.

Applicant(s): **Tony Parsi**
Address: 2 Linda Rae Way
Arcadia CA 91006

Date: June 2, 2005

Service Location: **420 Chiswick Way**
APN 0013351.044

Current Service type: X **Single Family**
_____ Multi-Family # units
_____ Commercial

Project description: Replace existing garage with new garage and studio above.

Sewer and Water Impact Fees:			Approval Conditions	Required if X'd:	Ck when Done:
No chargeable fixtures. Plan Review Fee only	\$25	\$	All Existing and New water fixtures must meet current standards under Title 4 of District Code.	X	
1 Additional Toilet(s)	@ \$400	\$400	Owner must provide District with a copy of county building permit issued for this project.	X	
1 Additional Tub, Shower or Laundry	@ \$800	\$800	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	X	
1 Additional Kitchen or Bathrm Sink(s)	@ \$400	\$400	Applicant must call for final plumbing inspection upon completion of project. PLEASE CALL 927-6240 FOR INSPECTION.	X	
Additional Bar or Utility Sink(s)	@ \$200	\$	Requires PARCEL MERGER to allow water service to adjacent lot.		
Date Paid: <u>6/9/05</u>	TOTAL Fee:	\$1,600	Under District regulations, Remodels <u>must not</u> change the existing water service status of the property by creating additional separate dwelling units. WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.	X	

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said **Project is Authorized With Conditions** as indicated above

by: Joyce Hanftum
Joyce Hanftum, Permits & Conservation Specialist

CC: Fire Prevention Officer

FOR DISTRICT USE

Existing Approved Fixtures:

Toilets 3
Tubs and/or Showers 3
Kitchen & Lavatory Sinks 4
Laundry Washer 1
Bar or Utility Sinks 1

Retrofit Code: RP92/RM03

☐ Bldg. Permit received

☐ Final Inspection date: _____



8

MLN

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/13/05

TO:

Cambria CSD (W&S)

Parsi

FROM:

Coastal Team

(Please direct response to the above)

DRC 2004-00258

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

mwp - addition/alt. to existing
garage. New garage w/ include 2nd story studio.
Located on 16,380 of lot, off Chiswick Wy. in
Cambria. APN: 013-351-043 & 044.

Return this letter with your comments attached no later than:

6/28/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO
PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Water service is to APN 013-351-044 only. If development with plumbing extends on to -043, then parcels must be merged.

See letter attached.

Date

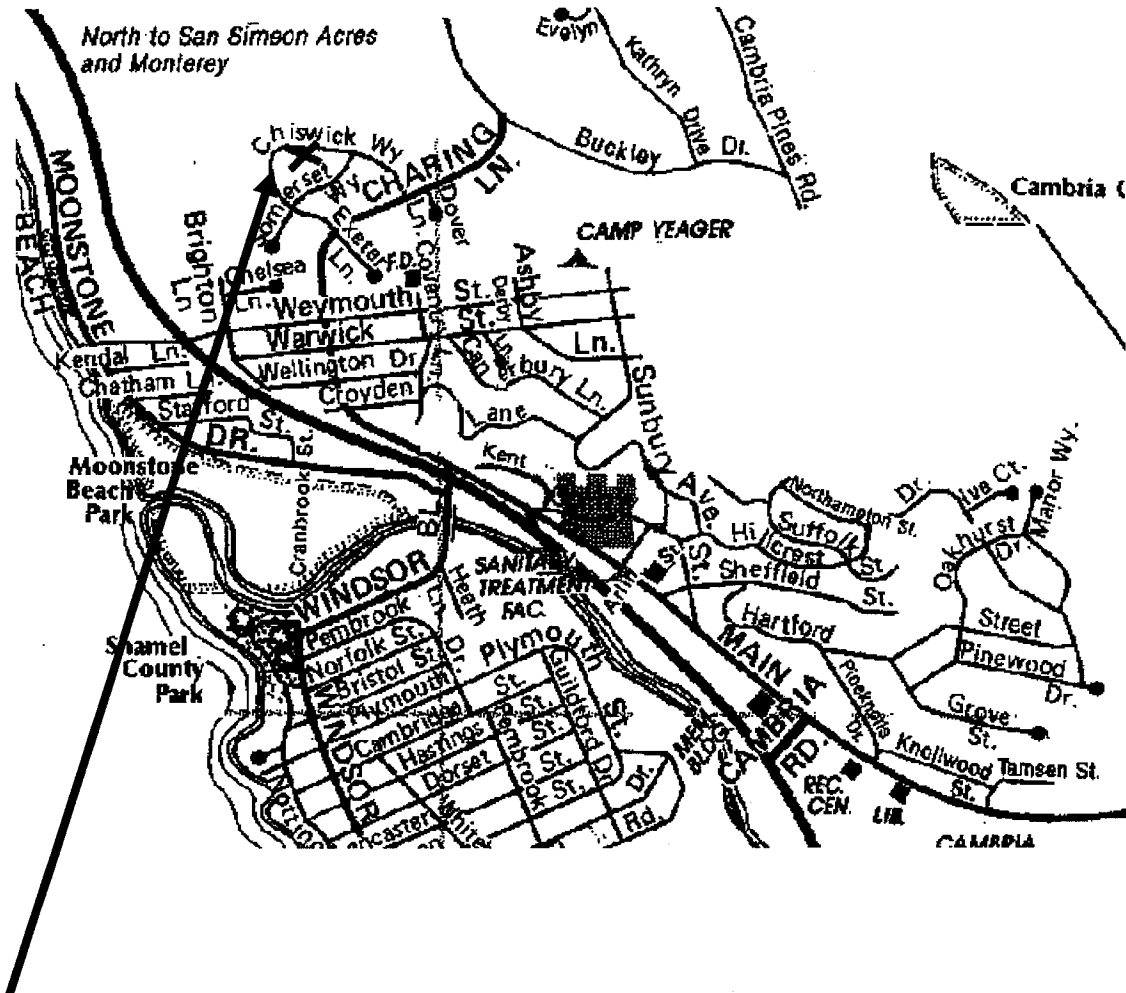
6/16/05

Name

J. Harnum

Phone

927-6225



SITE

PROJECT

Minor Use Permit
Parsi DRC 2004-00258



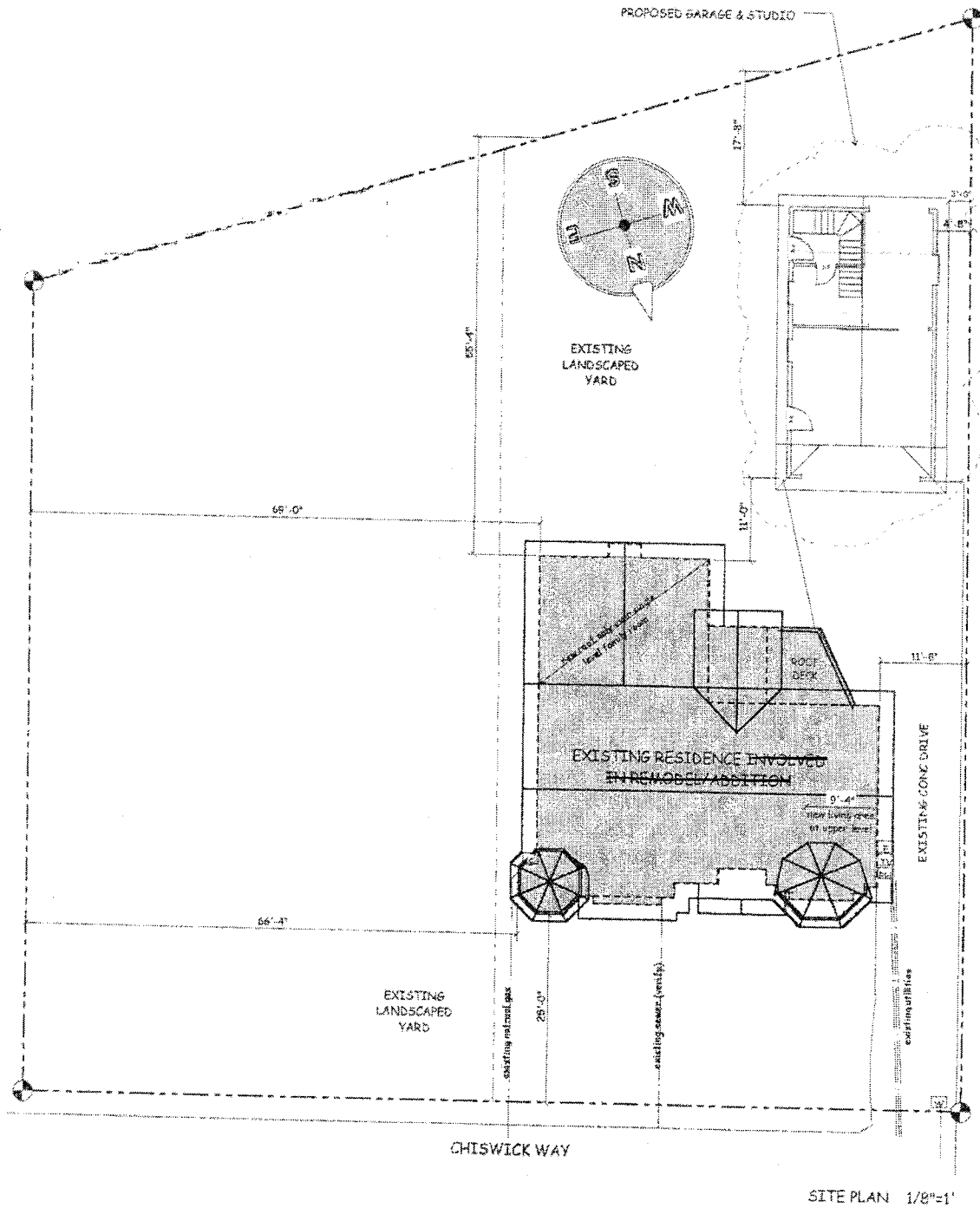
EXHIBIT

Vicinity Map

Minor Use Permit
Parsi DRC 2004-00258



Land Use Category Map



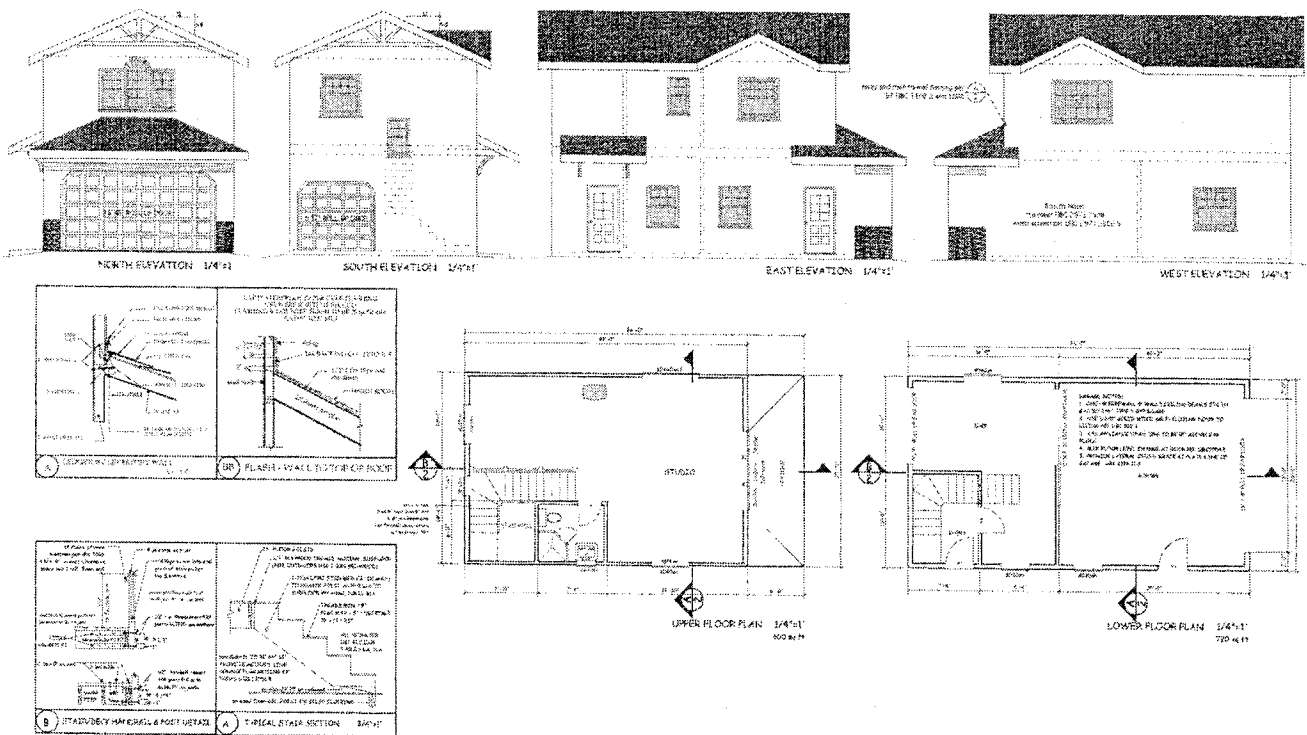
PROJECT

Minor Use Permit
Parsi DRC 2004-00258



EXHIBIT

Site Plan



PROJECT

Minor Use Permit
Parsi DRC 2004-00258



EXHIBIT

Floor Plan and Elevation



mcw
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JUN 14 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/13/05

FROM

FROM
70

PW
Coastal Team

(Please direct response to the above)

Parsi

DRC 2004-00258

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION:

mup - addition/alt. to existing
garage. New garage w/ include 2nd story studio.
Located on 16,380 sq ft lot, off Chiswick Wy. in
Cambria. APN: 013-351-043 & 044.

Return this letter with your comments attached no later than:

6/28/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Recommend approval - No concerns

21 July 2005
Date

Goodman
Name

5252
Phone

**CAMBRIA COMMUNITY SERVICES DISTRICT**1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • FAX (805) 927-5584**CONFIRMATION OF WATER & SEWER AVAILABILITY
FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.**Applicant(s): **Tony Parsi**
Address: 2 Linda Rae Way
Arcadia CA 91006

Date: June 2, 2005

Service Location: **420 Chiswick Way**
APN 0013351.044Current Service type: ☒ **Single Family**
☐ Multi-Family # units
☐ Commercial**Project description: Replace existing garage with new garage and studio above.**

Sewer and Water Impact Fees:			Approval Conditions	Required if X'd:	Ck when Done:
No chargeable fixtures. Plan Review Fee only	\$25	\$	All Existing and New water fixtures must meet current standards under Title 4 of District Code.	<input checked="" type="checkbox"/>	
1 Additional Toilet(s)	@ \$400	\$400	Owner must provide District with a copy of county building permit issued for this project.	<input checked="" type="checkbox"/>	
1 Additional Tub, Shower or Laundry	@ \$800	\$800	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	<input checked="" type="checkbox"/>	
1 Additional Kitchen or Bathrm Sink(s)	@ \$400	\$400	Applicant must call for final plumbing inspection upon completion of project. PLEASE CALL 927-6240 FOR INSPECTION.	<input checked="" type="checkbox"/>	
Additional Bar or Utility Sink(s)	@ \$200	\$	Requires PARCEL MERGER to allow water service to adjacent lot.		
Date Paid: <i>6/9/05</i>	TOTAL Fee:	\$1,600	Under District regulations, Remodels <u>must not</u> change the existing water service status of the property <u>by creating additional separate dwelling units.</u> <u>WARNING!</u> A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.	<input checked="" type="checkbox"/>	

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said **Project is Authorized With Conditions** as indicated above

by:

Joyce Hanrum
Joyce Hanrum, Permits & Conservation Specialist

CC: Fire Prevention Officer

FOR DISTRICT USE

Existing Approved Fixtures:Toilets 3
Tubs and/or Showers 3
Kitchen & Lavatory Sinks 4
Laundry Washer 1
Bar or Utility Sinks 1Retrofit Code: **RP92/RM03**☐ Bldg. Permit received☐ Final Inspection date: _____



8

MLN

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/13/05

TO:

Cambria CSD (Wals)

Parsi

FROM:

Coastal Team

DRC 2004-00258

(Please direct response to the above)

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION:

mwp - addition/alt. to existing
garage. New garage w/ include 2nd story studio.
Located on 10,380 of lot, off Chiswick Wy. in
Cambria. APN: 013-351-043 & 044.

Return this letter with your comments attached no later than:

6/28/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO
PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Water service is to APN 013-351-044 only. If development
with plumbing extends on to -043, then parcels must be
merged.

See letter attached.

Date

6/16/05

Name

J. H. Hannon

Phone

927-6225